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STATUS OF RECORD TITLE

Jeremy Grenz
Multi Tech Engineering, Inc.
1155 13th St. SE
Salem, OR 97302
Your Reference No. TL 083W11D000400

December 7, 2021
Title Number: 467213AM
Title Officer: Carlee Novak
Fee: \$200.00, Updated for \$25.00

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vested In:

Boulder Hill LLC, an Oregon Manager-Managed limited liability company

and dated as of **November 29, 2021** at 7:30 a.m.

Said property is subject to the following on record matters:

Tax Information:

Taxes assessed under Code No. 92401000 Account No. 532162 [Map](#) No. 08S-03W-11D 00400

NOTE: The 2021-2022 Taxes: \$258.74, are Paid

1. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.

Marion County Taxes notates that there is possible Potential Tax Liability pending.

2. City liens, if any, of the City of Salem.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$20.00 per account will be added if a search is requested)
3. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
5. Notice of Decision, including the terms and provisions thereof,
Recorded: March 18, 2019
Instrument No.: [Reel: 4176 Page: 383](#)
6. Notice of Decision, including the terms and provisions thereof,
Recorded: July 15, 2021
Instrument No.: [Reel: 4515 Page: 448](#)

7. Rights of tenants under existing leases or tenancies.
8. Personal property taxes, if any.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 467213AM

All that real property situated in the Southeast Quarter of Section 11, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon and being more particularly described as follows:

Beginning at a stone scribed "CS +" at the quarter corner common to Sections 11 and 12; thence South along the East Section Line of said Section 11 South 00°14'26" East 929.74 feet to a 5/8" iron rod marking the Northeast corner of the lands described in Circuit Court Journal for Marion County, Document Number 116205; thence South 89°15'34" West 125.00 feet to a 5/8" iron rod marking the Northwest corner of the lands described in said Circuit Court Journal; thence North 26°43'24" West 58.32 feet to a 5/8" iron rod; thence North 00°14'26" West 37.46 feet to a 5/8" iron rod; thence South 89°45'34" West 186.35 feet to a 5/8" iron rod; thence North 67°31'04" West 54.12 feet to a 5/8" iron rod; thence South 38°35'19" West 352.65 feet to a 5/8" iron rod; thence 47.92 feet along a 100.00 foot radius curve to the right (the chord of which bears South 52°19'05" West 47.47 feet) to a 5/8" iron rod; thence South 66°02'50" West 16.74 feet to a 5/8" iron rod; thence North 23°57'10" West 203.18 feet to a 5/8" iron rod on the South line of the tract of land described as Exhibit C in Reel 4345, Page 413, Marion County Deed Records; thence along said South line North 66°00'02" East 10.21 feet to a 5/8" iron rod; thence along the East line of said Exhibit C the following three calls: North 49°48'56" East 66.86 feet to a 5/8" iron rod; North 18°41'57" East 52.94 feet to a 5/8" iron rod; North 01°24'53" West 736.20 feet to a 5/8" iron rod at the Northeast corner of said Exhibit C; thence along the North line of said Exhibit C the following three calls: North 55°13'28" West 1.33 feet to a 5/8" iron rod; 104.21 feet along a 170.00 foot radius curve to the left (the chord of which bears North 72°47'08" West 102.59 feet) to a 5/8" iron rod; South 89°39'12" West 120.54 feet to a 5/8" iron rod on the East Right of Way of Reed Road; thence along said East right of way North 14°53'44" East 80.88 feet to a 5/8" iron rod on the East-West quarter section line of said Section 11; thence along said quarter section line North 89°37'45" East 878.77 feet to the Point of Beginning.